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Dear District 7 Residents,

I hope you enjoyed these warm summer months and are ready for a new and successful school year!

Although City Council was out of session during the month of July, I still have great legislative news for you. As some of you may already know, the budget was successfully passed and we are on our way to a new fiscal year. The new budget includes more money for the Strong Neighborhoods Initiative Program as well as 10 new police officers in the City of San José.

Also, during the month of July, I was invited to a "Women In Politics" Conference in Japan. While in Japan, I attended two universities where I spoke fondly of my diverse and dynamic district and my role as a councilwoman in the 10<sup>th</sup> largest city in the United States. My trip to Japan was wonderful but I am excited to be home and get back to work!

I would like to thank those of you who made it to our last Town Hall meeting on August 24<sup>th</sup>. I was very happy to see so many of you come out for a very important discussion about public safety in our neighborhoods. With the help of representatives from the Police Department, Fire Department, Office of Emergency Services and Independent Police Auditor we helped answer some of your most pressing concerns. It is usually during Town Hall meetings where the most productive conversations between residents, city staff and myself occur, this is why I encourage you to attend. I will keep you informed on when the next Town Hall meeting will be held.

Remember that my staff and I are always open to your suggestions on how to make our community a great place to live. As always please feel free to contact my office if you need assistance

Sincerely,

Madison P. Nguyen

## **RECENT DISTRICT 7 ACCOMPLISHMENTS**

It has been five months since our last Town Hall meeting held on March 16th and since then we have worked hard to resolve some of the concerns expressed at that Town Hall. With the help of city staff and community leaders, we have made progress on some of the most pressing issues. Here is a summary on where we currently stand:

### **Los Lagos Golf Course**

On August 10, 2006 a consultant submitted the Site Plan for netting heights, which will range from 50 to 140 feet high. The plan will be reviewed by PRNS and their recommendations to the consultant are expected by August 31, 2006. City Council Action for fund appropriation and authorization delegating the City Manager to negotiate and execute an agreement with Los Lagos L.L.C. is targeted for the September 26 Council Meeting. Currently, a draft agreement is in review with the City Attorney and we anticipate having the agreement executed by early November. Once the agreement is in place the project is expected to last from January 2007 through June 30, 2007. There are also community meetings projected for early November where residents surrounding the golf course can express their comments and concerns.

### **The Plant Groundbreaking (on the old GE site)**

Last week, the old GE Site had its groundbreaking for a future shopping center, which will be called "The Plant." This community is an underserved retail market, and "The Plant" will serve as a source of new jobs for the area. This project is a 646,000 square foot Regional Power Center on 56 acres, the largest in the City's history which will feature a town plaza and community park. Target, Ross and Home Depot as well as an array of well known restaurants have signed leases at The Plant.

### **Seventrees Library and Solari Community Center**

The Seventrees Library and Solari Community Center will soon be renovated. Our office, along with City staff and the architects in charge of the remodel have been meeting with the community in that area to listen to its needs and solicit community input.

### **Seventrees Pilot Program—Citywide SNI Program, Building Strong Neighborhoods**

In his state of the City speech, the Mayor announced that \$5 million would be set aside for a Citywide SNI program. Recently, Seventrees was chosen as one of the neighborhoods selected as part of the pilot program. The program will bring in existing city resources to the neighborhood, and work with the community to identify projects that will improve the quality of life for the residents and surrounding communities in Seven Trees.

### **Viet Heritage Gardens Groundbreaking**

On August 27, 2006, the City of San Jose, along with Viet Heritage Society, hosted a groundbreaking for the Viet Heritage Gardens at Kelley Park. This project has been in the planning stages for over two decades. The event was a great success with well over a few thousand in attendance.

### **Painted Island at Rocksprings**

Our office has been working with the Dept of Transportation to alleviate the traffic hazard at the corner of Rocksprings and Needles. As a result, a painted median island will be installed within the next few weeks in order to make that intersection safer for the residents and children of that area.

### **ADA Ramps in West Evergreen & KONA SNI**

These two groups, as part of their Top 10 Priorities, identified the installation of curb ramps as a priority. In the coming months, we will begin to see curb ramps at 100 identified streets in each SNI making it safer for our elderly, families, and disabled persons to access the sidewalks.

### **Groundbreaking of Fire Station # 33 at Communication Hills**

On August 9<sup>th</sup>, city staff had a groundbreaking ceremony for Fire Station 33 on Communications Hill. This is a \$4.4 million dollar non-bond “turnkey” fire station project funded by private development. It is approximately 6,200 S.F., two-story, two-bay apparatus, single company fire station on a half an acre site. Completion is scheduled for August 2007.

### **Lucretia Ave Improvements (Story to Phelan)**

This project is in the construction stage with an expected date of completion in December 2006. The project widens Lucretia Avenue to accommodate four lanes, where feasible, between Story Road and Phelan Avenue. It will also construct pavement, curb, gutter, sidewalk, streetlights and a drainage system.

### **Bellevue Park**

Bellevue Park includes a play area, restroom building, picnic tables, benches, ornamental fountain, irrigation, and landscaping. The ribbon cutting ceremony is in the planning stages. We hope to cut the ribbon sometime at the end of September with an expected date of public use next month.

## **SUNSHINE REFORM TASK FORCE INVITES PROPOSALS**

San Jose's newly formed Sunshine Reform Task Force is seeking ideas from the community. Residents can submit ideas on how the City can improve public access to information, enhance neighborhood participation, and ensure government accountability. Suggested reform proposals may be submitted through August 31.

The San José City Council formed the Sunshine Reform Task Force, a community-based advisory committee in April. The Council directed the Task Force to make recommendations on a series of measures to increase transparency in government, by making it easier to access public information, records, and meetings.

The task force is reviewing 26 proposals that were referred by the San Jose City Council, along with additional proposals that have been submitted for consideration.

For more information, visit: <http://www.sanjoseca.gov/clerk/TaskForce/SRTF/SRTF.asp> or call 408-535-8119.

## **HELP YOUR COMMUNITY: VOLUNTEER**

Get involved in your community and apply for a City of San Jose Board or Commission.

- **Civil Service Commission:** 1 vacancy  
Deadline to Apply: September 29, 2006
- **City Council Salary Setting Commission:** 2 vacancies  
Deadline to Apply: Friday, October 13, 5:00 p.m.

Applications are available from the Office of the City Clerk in the New City Hall, 200 East Santa Clara Street. You can also access the application, as well as Commission Descriptions, at:  
<http://www.sanjoseca.gov/Clerk/commissionboard/boardscommissions.asp>.

### **“Girls for a Change” is looking for Volunteers!**

“Girls for a Change” is a non profit organization that empowers young women to create social change in their own communities. They are currently looking for “Girl Action Team” coaches to coach a team of 5-10 girls. Learn how to be an activist and insight into the lives of youth!

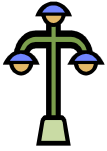
For more information on this volunteer position please call Patty Torres at 408-515-8147 or [patricia@girlsforachange.org](mailto:patricia@girlsforachange.org)

## **Meals on Wheels - The Health Trust**

Brighten someone's day by volunteering to deliver hot meals in Santa Clara County. We deliver meals to clients Monday - Friday between 10:00 a.m. - 1:00 p.m., currently our greatest need is on Fridays. This is a great volunteer opportunity for friends to do together. Training is provided for all volunteers. We ask that you commit to delivering meals one day a week for at least 6 months, however we can be flexible.

For more information please contact Olympia Williams (408) 961-9804 or [olympiaw@healthtrust.org](mailto:olympiaw@healthtrust.org)

## **PUBLIC SAFETY**



### **STREETLIGHTS:**

Streetlights are essential to maintaining public safety in our streets. Please report burned out lights to the Department of Transportation (DOT) Street Light Services. Please allow 1-14 working days for repair. To report a burned out street light:

#### **I. Obtain Information**

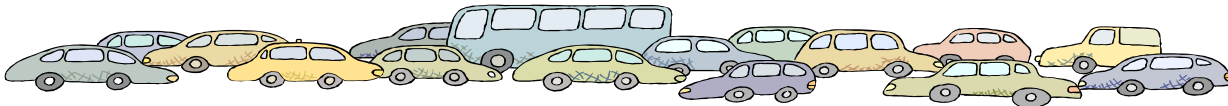
1. Street light pole number, located on streetlight pole at eye level facing the street (an alphabet letter is located in the middle of the number).
2. Street name and address where street light is located. Indicate if pole is in front of, across from, or in-between the address given.
3. Nearest cross street.
4. Your name, spelling and day time phone number.

#### **II. Report Information to any one of the following:**

1. Voice Mail: (408) 277-5571. Speak slowly and clearly and give all necessary information.
2. E-mail: [street.lights@sanjoseca.gov](mailto:street.lights@sanjoseca.gov)
3. Fax: (408) 277-3164 (include your daytime phone #)

### **WHAT IS TRAFFIC CALMING?**

Traffic Calming is a way to manage traffic so that its negative impacts on residents, pedestrians and schools are minimized. Traffic calming solutions can range from the installation of a crosswalk near an elementary school to the installation of traffic islands to slow or restrict traffic movements.



#### **How do I get traffic calming in my neighborhood?**

Contact the City's Department of Transportation (DOT). Once they have heard from you, they will begin a review of your concerns. Most basic traffic studies can be completed and implemented within one month. Examples would be red curb painting near a crosswalk, posting of truck restrictions, or painting of traffic markings on the pavement.

Some solutions require community involvement because they can result in loss of parking, stronger enforcement measures or redirecting traffic onto other roadways. DOT engineers can meet with neighborhood representatives to analyze the appropriate solutions, allowing for community input throughout the process. It is the City's goal to work at the pace that each community desires.

Phone: 408-535-3850 (ask for Traffic Engineering)

E-mail: [traffic.calming@sanjoseca.gov](mailto:traffic.calming@sanjoseca.gov)

#### **What if I just want more enforcement?**

Traffic Calming can work with the Police Traffic Enforcement Unit (TEU) to provide higher than normal levels of enforcement at select times of day and locations. The City of San José also offers the Neighborhood Automated Speed Compliance Program (NAS COP) which usually increases compliance with the speed limit. The program involves a van and camera system which automatically photographs speeders. It is not always supported by every neighborhood, so Traffic Calming does ask for support from the majority of the residents on the street requesting enforcement. They will even help in sending out a petition for you! Here are some key phone numbers:

Police TEU     277-4341

NAS COP

975-3215

## What can I do to help improve safety?

Traffic Calming requires neighborhood support to keep our streets safe.

- If you are a driver, respect the right of a pedestrian who is crossing at a marked or unmarked crossing.
- If you are a pedestrian, do not insist on your right of way, cross at intersections and use controlled crossings on busy streets.
- As a parent, educate your children on the need for safety when crossing streets.
- Pay attention to your driving habits and do not exceed the speed limit.

## Helpful Numbers

Crosswalk Studies	535-3850
Broken or Uneven Sidewalks	277-2572
Sign & Marking Requests	535-3850
Parking Compliance (Enforcement)	311
Parking Compliance (Information)	534-2900
Potholes/Pavement Problems	277-4373
Visibility Obstructions	535-3850
New Streetlights	277-4638

Streetlight Repair	277-5517
Traffic Signal Timing Concerns	975-3700
Traffic Signal Malfunction	277-4373
Street Tree Issues	277-2762
School Safety Presentations	277-4553
Storm Drains Clogged	277-4373

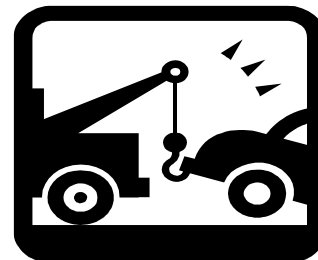
## VEHICLE ABATEMENT

If there are inoperable motor vehicles or vehicles parked on lawns or unpaved surfaces in your neighborhood please call the Code Enforcement Division Call Center at 408-277-4528 or fill out the Vehicle Abatement Complaint and Inquiry Report form which can be found in the Code Enforcement department page in the San Jose City's website, [www.sanjoseca.gov](http://www.sanjoseca.gov).

Once completed you may either mail or fax the form to:

Fax Number: 408-277-3290

Mailing Address: Code Enforcement Division,  
Vehicle Abatement Section,  
170 West San Carlos Street,  
San Jose, California 95113



You can also call 277-5305 for:

Vehicles that are parked on the street and are:

- unused for 72 hours (3 days)
- inoperable (missing essential parts like engine, transmission, wheels, windshield)
- unregistered for over 6 months

Vehicles on private property:

- parked on an unpaved surface
- inoperable for over 72 hours (missing essential parts like engine, transmission, wheels, windshield)

The recording will ask for: (press 8 after each response)

- your name, address and telephone number
- the license plate number
- the address
- the closest cross street
- the color of the vehicle
- a description of the vehicle

A Vehicle Abatement Officer will respond to investigate on their next circuit through the district.

# LANDLORD/TENANT'S RIGHTS

The information below is from the San José Department of Housing and applies to apartments. You can find more information online regarding the apartment ordinances by visiting the department's Renter's Rights and Referrals Program at [www.sjhousing.org](http://www.sjhousing.org)



## APARTMENT ORDINANCE - CHAPTER 17.23

**KNOW THE LAW REGARDING RENT INCREASES:** The City of San José MUNICIPAL Code CHAPTER 17.23 includes a rental dispute mediation and arbitration ordinance that does not allow:

- A rent increase of more than 8% one time per year, or
- More than 21% when the last rent increase was more than 24 months ago

Exceptions are possible if tenants do not object to such increases in cases where landlords have made certain improvements or upgrades that can be documented via bills and receipts.

The Rental Dispute Mediation and Arbitration Ordinance applies to:

- A triplex, four-plex, or larger complex built before September 7, 1979. Rent control does not apply to:
- Condominiums, duplexes, townhomes or single-family residential units
- Units with rent that is fully or partially paid for by a federal subsidy
- Units built after September 7, 1979

## Tenant Rights

If a tenant lives in a unit covered by the Rental Dispute Mediation and Arbitration Ordinance and feels that the rent has been unfairly increased or rights have otherwise been violated, tenants can file a petition to challenge the rent increase with the Rental Rights and Referrals Program. Tenants have at least 10 days (with some exceptions) after receiving written notice of a rent increase to file the petition. For more information call 408-975-4480.

Additional reasons to file a petition:

- A reduction in services in the last twelve months without a corresponding reduction in rent (this is considered a type of rent increase)
- Health and safety violations, as documented by the City of San José Code Enforcement
- Following a "No Clause" eviction, initial rent to the new tenant may not be raised more than the amount allowed under the Rental Dispute Mediation and Arbitration Ordinance

## A Fair and Effective Remedy...Mediation

*Mediation is one the best alternatives for resolving differences in a fair equitable way. The City of San José provides mediation services to assist tenants and landlords with the negotiation process.*

**KNOW THE LAW REGARDING "NO CAUSE" NOTICES FOR RENT CONTROLLED UNITS:** As of January 1, 2003 landlords of rent-controlled units in the City of San José may serve tenants one of the following notices to vacate.

A. For tenants in residence for one year or more a landlord may :

- Issue a 90day "No Cause" notice in a slow rental market, or 120-day "No Cause" notice in a tight market. The City of San José Housing Director will publish a market condition report on May 1<sup>st</sup> and November 1<sup>st</sup> of each year.\*
- A tight rental market exists when the citywide vacancy rate is less than 3%
- Issue a 60-day "No Cause" notice along with an offer to arbitrate allowing the tenant to choose to have the final date of the lease eviction determined by an arbitrator.
- Serve the tenant a "3-day" notice to correct a violation of the lease or vacate the premises in accordance with State law. The ordinance does not prevent a landlord from evicting a tenant if the tenant is in violation of the terms of the lease.



- B. Tenants who have lived in the units for less than one-year may be served a 30-day “No Cause” notice, consistent with State law.
- C. Certain homes that are on the market (the owner is attempting to sell the property) are exempt from the rent control ordinance requirement to serve 90 and 120 day notices. State law covers termination of tenancies in such units\*\*

*\*Rental market conditions will be published as a legal notice in the San José Mercury News and is also available at [www.sjhousing.org](http://www.sjhousing.org)*

*\*\*Information regarding State rental laws can be obtained at <http://www.dca.ca.gov/legal/landlordbook> or by calling 800-952-5210*

## REFERRALS AND RESOURCES

*Health and safety concerns, contact:*

Code Enforcement, City of San Jose  
170 West San Carlos Street  
San Jose, CA 95113  
408-277-4528  
[www.sanjoseca.gov/codeenforcement](http://www.sanjoseca.gov/codeenforcement)

*Miscellaneous RENTAL QUESTIONS  
concerning leases, security deposits,  
evictions, 3-day or “No Cause” notices,  
unfair housing practices, contact:*

Bay Area Legal Aid (San Jose)  
2 West Santa Clara Street  
San Jose, CA 95112  
408-283-3700  
[www.baylegal.org](http://www.baylegal.org)

Asian Law Alliance  
184 Jackson Street  
San Jose, CA 95113  
408-287-9710  
[www.asianlawalliance.org](http://www.asianlawalliance.org)

Legal Aid Society, Housing Project  
480 North First Street  
San Jose, CA 95113  
408-283-1540  
[www.legalaidsociety.org](http://www.legalaidsociety.org)

*Mediation services or negotiating  
assistance contact:*

Rental Rights & Referral Program  
408-295-8770  
[www.sala.org](http://www.sala.org)

Housing Authority  
505 West Julian Street  
San Jose, CA 95110  
408-275-8770  
[www.hacsc.org](http://www.hacsc.org)

Santa Clara County Bar Association  
Lawyer Referral Service

200 East Santa Clara Street  
San Jose, CA 95113  
408-975-4480  
[www.sjhousing.org](http://www.sjhousing.org)

Project Sentinel  
1055 Sunnyvale-Saratoga Rd #3  
Sunnyvale, CA 94087  
888-331-3332  
[www.housing.org](http://www.housing.org)

Fair Housing Law Project of the Law  
Foundation of Silicon Valley  
111 West St. John Street, Suite 315  
San Jose, CA 95113  
408-293-4790  
[www.lawfoundation.org](http://www.lawfoundation.org)

Tri-County Apartment Association  
20863 Stevens Creek Blvd. #250  
Cupertino, CA 95014  
408-873-1599  
[www.tcaa.org](http://www.tcaa.org)

Small Claims Court  
14205 Capri Drive  
Los Gatos, CA 95032  
408-370-4440  
[www.scsselfservice.org](http://www.scsselfservice.org)

Senior Adults Legal Assistance (SALA)  
Central County Office  
160 East Virginia Street, Suite 260  
San Jose, CA 95112

4 North Second Street, Suite 400  
San Jose, CA 95113  
408-287-2557  
[www.sccba.org](http://www.sccba.org)

*Other assistance contact:*  
Housing Service Partnership  
2112 South Monterey Road  
San Jose, CA 95112  
408-271-023

## LARGE ITEM COLLECTION

One of the Recycle Plus services is the Large Item Collection program which collects items such as sofas, refrigerators, or tires right at the curb. Single family residences can have three large items collected for \$25.00. You can request a pick up that will occur on your regular collection day by calling Recycle Plus customer service at 535-3515. Renters of single family residences need to either prepay for the collection on a credit card, or have the property owner call to schedule so the collection charge is added to the garbage bill. Residents of apartments will need to call their property manager to have him/her set up the collection. While you will want to schedule your pick up at least 3 days before your regular collection day, please do not put items on the street until the day before collection to assure street safety.

## FREE ELECTRONIC WASTE RECYCLING

On September 9th and 10, 2006 Universal Waste Management, Inc. is hosting another FREE Community Electronic Waste Collection Event at the Santa Clara Fairgrounds. This event is FREE to residents and businesses.

**WHERE:** Santa Clara Country Fairgrounds

**WHEN:** Saturday, September 9th from 9am to 3pm & Sunday, September 10<sup>th</sup> from 9am to 3pm

***Electronic Items Accepted:***

Televisions	Printers	Cell Phones	Fax Machines	VCRs & DVDs	Computer Components
MP3 Players	Computers	Toner Cartridges	Monitors	Copiers	Telephone Equipment

For more information please visit the website at [www.UNWASTE.com](http://www.UNWASTE.com) or call (888) 832-9839

*PLEASE KEEP THESE ITEMS AWAY FROM THE ROADSIDE AND THE LANDFILL!!*

## NEIGHBORHOOD WATCH MEETINGS

The San Jose police department Crime Prevention Unit has provided neighborhood watch presentations to neighborhood groups for nearly 25 years. They focus on informing the community how to discourage, deter and prevent crimes, by learning about:

- Police Districts and beats
- Duties of beat officers
- Crime trends in your area
- How to react to suspicious or criminal activities.

Neighborhood Watch meetings are held on Monday, Tuesday, Wednesday or Thursday evening at 7:00pm. At least ten homes must be represented in order for the meeting to take place. Usually three to four weeks notice is required to schedule a meeting and invitation notices will be sent to you to distribute to your neighbors

To request a Neighborhood Watch meeting, call Crime Prevention at **408-277-4133**

## DISTRICT 7 NEIGHBORHOOD ASSOCIATION MEETINGS

Dates and locations are subject to change. Please contact associations to confirm meeting details.

**Alma Neighborhood Association**

(408) 277-2982

Alma Senior Center

3rd Monday of every month at 7:00 pm

**Tully-Senter SNI NAC**

Santee Community Action Center

(408) 277-2980

1st Thursday of every month at 6:30 pm



**Lanai Neighborhood Association**  
Resources For Families and Communities  
(408) 277-2982  
2nd Tuesday of every month at 6:00 pm

**Washington Area Community Coalition SNI NAC**  
(408) 277-5202  
Alma Senior Center  
2nd Thursday of every month at 6:30 pm

**KONA SNI NAC Meeting** (408) 277-2982  
Boys & Girls Club  
3rd Monday of every month at 6:30 pm

**West Evergreen Neighborhood Association**  
(408) 277-2982  
O.B. Whaley School  
3rd Wednesday of every month at 7:00 pm

**Kennedy Neighborhood Association**  
(408) 277-2980  
Kennedy Elementary School  
3rd Wednesday of every month at 6:00 pm

**McLaughlin Corridor Neighborhood Association**  
(408) 365-1300  
Tully Community Library  
2<sup>nd</sup> Thursday of the month at 7:00pm

**Senter Road Creekside Neighborhood Association**  
St Maria Goretti Church  
3rd Wednesday of Every Month 7:00 pm

**Rocksprings Neighborhood Association**  
Rocksprings and Needles Dr. at Tot Lot  
4th Wednesday of every month, 6:30

**West Evergreen Neighborhood Action Committee SNI NAC**  
(408) 224-0415  
O.B. Whaley School  
4th Monday of every month at 6:30 pm

## ANNOUNCEMENTS AND UPDATES

### CET Immigration & Citizenship Program

Need Citizenship information and assistance? The CET Immigration & Citizenship Program provides:

- \* Free Citizenship application assistance
- \* Free Citizenship orientation
- \* Free English and Citizenship classes
- \* Free Citizenship mock interview in preparation for the actual interview.
- \* Low cost legal consultation.

For more information, please call:  
408-534-5247 (Vietnamese/English)  
408-534-5451 (Spanish/English)

Our address is 701 Vine St. Office 112, San Jose, CA 95110

### USEFUL NUMBERS: CITY WIDE PHONE LIST

<b>Call Center</b>	<b>277-4000</b>
<b>Non –Emergency</b>	<b>311</b>
Graffiti/Litter	277-2758
Animal Care	578-7297
Child Abuse Reporting	299-2071
City Arborist	277-2762
Code Enforcement	277-4528
Crime Prevention	277-4133
Crime Stoppers	947-7867
Drug Hotline	971-3784
Domestic Violence Ctr.	277-3700
Department of Transportation	535-3850
Education, Office of	453-6500
Gang Hotline	277-4264

Garbage & Recycling	535-3515
Hazardous Materials	535-7750
Housing	975-4480
Neighborhood Development Center	723-4114
Parking Enforcement	277-5305
Senior Programs	277-4561
Sewer Problems	277-4373
Sidewalks	277-3158
Street Lights	277-5517
Street Maintenance	277-4373
Street Sweeping	535-3515
Volunteer San Jose	535-3500
Vehicle Abatement	277-4477
Yard Waste Collection	535-3515
Youth Services	535-3570

## FUTURE TOPICS

We hope you find District 7's newsletter helpful. We welcome any feedback you may have on the topics discussed. Please feel free to contact our office at your convenience. If you would like to share announcements or post events from your neighborhood, please contact Myvan Khuu at (408) 535-4959 or email [myvan.khuu@sanjoseca.gov](mailto:myvan.khuu@sanjoseca.gov)

Once again, our office is **ALWAYS** open to you and we look forward to serving you.

